#### **NAZEING PARISH COUNCIL**

Minutes of the meeting of the Planning Committee held on Thursday 10th January 2019 at 7:30pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

**Members present:** Cllrs Carter (Chairman), Billingham, Clarke, Frydrych, McCarthy, Smith.

**Also present**: Lorraine Ellis (Clerk), 5 members of the Public.

#### 1. Welcome and Introductions:

Cllr Carter would be chairing the meeting in Cllr Joslin's absence, she welcomed everyone to the meeting and introduced the Cllrs.

## 2. Apologies for absence:

Cllrs Arnold, Joslin, Shorter, Skipper.

# 3. Public participation:

Cllr Carter proposed that participation would be included at the appropriate item.

#### 4. Declarations of Interest:

None.

## 5. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 13th December 2018 were approved and signed by the Chairman with no amendments.

# **6. Enforcement Notices/Appeals:**

**a)** It was noted that no Enforcement Appeals have been received since the last meeting.

**b)** Enforcement Cases Closed (24/11/18 to 31/12/18):

Reference	Address	Breach	Result
ENF/0223/18	Upper Town Cottage, (Stables/ garden store), Betts Lane, Nazeing Waltham Abbey, Essex, EN9 2DA	Garden store/stables used as residential.	3
ENF/0561/18	30 Great Meadow, Nazeing, Waltham Abbey, Broxbourne, EN10 6RP	EPF/1967/18 not built as plans wall not matching	З
ENF/0572/18	Greenleaves, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RG	Digging in field behind where new house built	2
ENF/0479/18	Fairpenny, St Leonards Road Nazeing, Waltham Abbey, Essex EN9 2HJ	French doors onto roof creating a balcony	1
ENF/0559/18	Magnolia House, Riverside Avenue, Nazeing, Waltham Abbey Broxbourne, EN10 6RD	Extension added to front garage	2
ENF/0324/18	Sedge Green Nursery, Sedge Green, Nazeing, Waltham Abbey Essex, EN9 2PA	Use of buildings for car sales	2

Result: 1 - Planning Permission Granted, 2 - No Breach of Planning Control revealed, 3 - Breach Ceased

#### **7. Planning Applications:** The following applications were considered:

(a) Application No: EPF/3059/18 OUT Officer: Sukhvinder Dhadwar

Applicant Name: Messrs John and James Wilkinson

Location: J & W Fencing Ltd, Pecks Hill, Nazeing, Waltham Abbey, EN9 2NY

**Proposal:** Outline application for demolition of all existing structures and complete site clearance followed by residential redevelopment with 25 dwellings; closure of existing access and creation of a new access point.

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There was a brief discussion about the development and it was noted that the current access point would be moved further up the highway in the proposed plans. The dwellings on the site have been fairly spaciously arranged. There is one area towards the south of the site which tends to have rubbish dumped on it.

Resolved - no objection and fully supports the application because

- i) The development is in the Local Plan,
- ii) It is an appropriate development on a previously developed site,
- iii) The development includes affordable housing.

In the event that the application goes to Committee, the Council reserves the right to attend the Committee meeting.

It was noted that Cllr Frydrych departed from the Council meeting at this point.

(b) Application No: EPF/2093/18 Officer: Alastair Prince

Applicant Name: Mr Christopher Bellinger

Location: 10 Wheelers Green, Middle Street, Nazeing, EN9 2LF

**Proposal:** Erection of new double garage to the front of residential property. Grass replaced with brick paving driveway. New 400mm high boundary wall around front of property. Drop Kerb from driveway to public highway; crossing a public footpath.

#### Resolved - object to the application as

- The proposed development is not in keeping with the streetscene, as it is for a double rather than a single garage, which would consume virtually the whole front grassed area of the house Policy DBE1 {design of new buildings},
- ii) It is a large garage development, very much out of proportion to the existing garages to the front of neighbouring properties Policy DBE1 {design of new buildings},
- iii) There is a loss of amenity for the neighbours, Policy DBE9 (loss of amenity, notably visual impact),
- iv) There is an impact on neighbouring properties, Policy DBE2 (effect on neighbouring properties),
- v) There is concern about road safety i.e. the need to reverse from Hoe Lane onto the drive, as the location is very close to the junction with Middle Street.

(c) Application No: EPF/3250/18 Officer: Alastair Prince

**Applicant Name:** Ms Narin Nourettin

Location: 5A Black Adder Cottages, Nazeing Road, Nazeing, Waltham Abbey, EN9 2HX

**Proposal:** Side and rear extension with Juliet balcony to rear.

Resolved - no objection.

(d) Application No: EPF/3312/18 Officer: Alastair Prince

**Applicant Name:** Mr Mormenekse

Location: Sedge Gate House, Sedge Green, Nazeing, Waltham Abbey, EN9 2PA

**Proposal:** Single storey side extension & front extension.

Resolved - no objection.

(e) Application No: EPF/3273/18 LB Officer: Steve Andrews

Applicant Name: Mr Giuseppe La Rosa

Location: Ravens, Back Lane, Nazeing, Waltham Abbey, EN9 2RS

Proposal: Grade II Listed Building Consent for replacement of French doors x 2no. & replacement windows x 4 no.

Resolved – no comment, the Council defers to the District Council.

These are provided for information only, EFDC do not normally accept comments on these applications.

Application No: EPF/3073/18 CLD Officer: Alastair Prince

Applicant Name: Mr Ibrahim Mormeneski

Location: Sedge Gate House, Sedge Green, Nazeing, Waltham Abbey, EN9 2PA

**Proposal:** Application for a Lawful Development Certificate for a proposed single storey front extension with a pitched roof.

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#### Resolved - no comment.

(g) Application No: EPF/3257/18 PN Officer: Sukhvinder Dhadwar

Applicant Name: Mr Joseph Kenneth O'Connor

Location: Oak Tree Farm, Paynes Lane, Nazeing, EN9 2EY

**Proposal:** Application for Prior Notification for proposed shed for the storage and drying of lavender together with a greenhouse.

Resolved – no comment.

(h) Application No: EPF/3297/18 PDE Officer: Stephan Solon

**Applicant Name:** Mr Jacek Buniowski

Location: 84 Western Road, Nazeing, Essex, EN9 2QQ

**Proposal:** Notification for prior approval for a 6.0m single storey rear extension, height to eaves 3.0m overall height 4 1m

Resolved - no comment.

This is provided for information only, EFDC cannot accept comments on this application.

(i) Application No: EPF/3218/18 TPX Officer: Julie Cottrell

**Applicant Name:** Mr Mark Bonifacio

Location: Green Elms, Middle Street, Nazeing, Waltham Abbey, EN9 2LH

Proposal: Nazeing and South Roydon Conservation Area T1 & T2: 2 x Eucalyptus & T3: 1 x Willow - Fell.

Resolved - no comment.

#### 8. Former Total Site Redevelopment.

- **a)** To provide an update on the redevelopment. **CS.** Item C/F to the Full Council meeting, as no update available.
- **b)** Under the terms of the Development Agreement there is no obligation on the Council to provide public liability insurance on the site. The Developer is responsible and will be advised accordingly.

#### 9. Communications:

Meeting closed 8:15pm.

The following communications were considered:

- **a)** Revd. Helen Gheorghiu Gould is applying for a grant from EFDC for further developments and improvements to the All Saints Churchyard and is seeking support from the Council, for the application. It was resolved to support the Church's application for the grant and to confirm this in writing.
- **b)** Following on from the last Council meeting and the Independent Examination of the Epping Forest District Council Local Plan (2011-2033), Cllr Clarke asked as the Council had raised a query with location descriptions and it is included at one of the hearings, if the Council should attend or not. It was resolved that the Councils comments on this matter should be sent to the Programme Officer.

# **10.** Information Items and other items for next agenda: None.

<b>11. Date of next Planning Committee meeting.</b> 14th Feb	ruary	201	L9.
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Signed by the Chairman	Data
Signed by the Chairman:	Date: